



DELAWARE
Carriage Hill Rd, Roxbury, NY 12474

<https://gristmillrealestate.com>

\$775,000

Pristine 43 acre subdivision perched on a hill overlooking the charming and seemingly untouched town of Roxbury. Carriage Hill. The Catskill Mountains serve as a stunning backdrop for this untouched land. The possibilities for development on this land are endless. An ideal opportunity for a builder to create a community that blends harmoniously with its natural surroundings. I know the land well and feel its best use would be your own private retreat or four or five stunning homes with open meadows and mountain views all within walking distance to town! Access to the land is off Main Street, Roxbury. A private road is already in place. There are six parcels in this town approved subdivision that are in the municipal water district. The property is in the watershed district so DEP approval for septic will be necessary. The land is mostly clear with a mix of pines and open meadows. Roxbury is a hidden gem in the Catskill Mountains, offering a perfect blend of natural beauty, history, and cultural attractions. Enjoy skiing at Plattekill Mountain Ski Center, just minutes to town. Take a stroll along the Delaware River in Kirkside Park, the summer home of Jay Gould, the railroad tycoon. Enjoy world class hiking and trout fishing. Visit Woodchuck Lodge, the naturalist John Burroughs birthplace, just minutes from town. This is a very special offering!

MLS ID: 20232779

Status Category: Active

Acreage: 43.36

Date added: Added 10 months ago

Listing Category: Lots/land

Zone: 01

Type: [Residential](#)

UTILITIES

Water: Municipal

EXTERIOR FEATURES

Road Frontage: Private, Unpaved

View Description: Mountain

Lot Description: Meadow, Private

Lot/Site: Rural

Views: Mountain

Lot Dimensions: 43.36

Lot: 1

LOCATION DETAILS

Area/Town: Delaware

County: Delaware County

School District: Roxbury Central Schools

Location: Rural

LISTED BY

Office Name: Four Seasons Sotheby's Int'l-k

Agent Last Name: Rajs

Agent First Name: Anne



Contact us

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